

**REAL ESTATE APPRAISER LICENSURE
AND CERTIFICATION BOARD
July 19, 2018**

MINUTES

I. CALL TO ORDER & ESTABLISH QUORUM

Dennis Kruse called the meeting to order at 9:05 a.m. in Room W064, South Government Center, 402 West Washington Street, Indianapolis, Indiana, and declared a quorum, in accordance with Ind. Code § 25-34.1-8-4.

Members Present:

Mark Ratterman
Dennis "Matthew" Kruse II, Chairman
Wayne Johnson
Terry Watson
Gina Stuart, Vice Chairman
John Newlin
Ron Kohart

Members Absent:

State Officials Present:

Deanna Alexander, Board Director
Toby Davis, Assistant Director
Nate Black, Compliance Office
Jim Schmidt, Deputy Attorney General

Transcriptionist:

Heather Orbaugh, Accurate Reporting of Indiana

II. REPORT FROM THE INDIANA ATTORNEY GENERAL'S OFFICE

Attorney General's Report presented by Sam Dayton

III. ADOPTION OF THE MINUTES FROM THE MAY 21, 2018 MEETING OF THE BOARD

Motion was first and seconded to **Approve**.

Ratterman/Johnson
7/0

The following Board Members Voted "Aye" "Nay"

Mark Ratterman	✓
Dennis "Matthew" Kruse	✓
Ron Kohart	✓
Wayne Johnson	✓
John Newlin	✓
Gina Stuart	✓
Terry Watson	✓

IV. PERSONAL APPEARANCES

A. In the Matter of the License of: Eric Todd Gray

Re: Failure to answer positively on renewal

Motion was first and seconded to **Renew** the license.

Stuart/Ratterman
7/0

The following Board Members Voted "Aye" "Nay"

Mark Ratterman	✓
Dennis "Matthew" Kruse	✓
Ron Kohart	✓
Wayne Johnson	✓
John Newlin	✓
Gina Stuart	✓
Terry Watson	✓

V. ADMINISTRATIVE HEARINGS

A. In the Matter of the License of: John Edge

2016 REAB 0005

Re: Probation Withdraw

Respondent: John Edge

Attorney: No Attorney Present for Respondent

Motion was first and seconded to **Remove from Probation**.

Stuart/Newlin
7/0

The following Board Members Voted "Aye" "Nay"

Mark Ratterman	✓
Dennis "Matthew" Kruse	✓
Ron Kohart	✓
Wayne Johnson	✓
John Newlin	✓
Gina Stuart	✓
Terry Watson	✓

B. In the Matter of the License of: Jeffrey Raben
 2007 REAB 0004
 Re: Probation Withdraw

Samuel Dayton, Office of the Attorney General
 Witness: Nate Black, Professional Licensing Agency

Respondent: Jeffrey Raben
 Attorney: No Attorney Present for Respondent

Motion was first and seconded to **Withdrawal from Probation.**

Ratterman/Stuart
 7/0

The following Board Members Voted "Aye" "Nay"

Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
John Newlin	✓	
Gina Stuart	✓	
Terry Watson	✓	

C. In the Matter of the License of: Paul Watkins
 2010 REAB 0020
 Re: Reinstate from Suspension

Samuel Dayton, Office of the Attorney General
 Witness: Nate Black

Respondent: Paul Watkins
 Attorney: No Attorney Present for Respondent

Motion was first and seconded to **Lift the Suspension once the Respondent has paid the \$2000.00 Civil Penalty and pay the \$5.00 Heath Records Fee. Reinstatement will remain until Respondent meets all the reinstatement requirements.**

Stuart/Ratterman
7/0

The following Board Members Voted	“Aye”	“Nay”
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
John Newlin	✓	
Gina Stuart	✓	
Terry Watson	✓	

D. In the Matter of the License of: Paul Matthews
2018 REAB 0010
Re: Disciplinary Hearing

John Newlin recused himself from the hearing as he was the Liaison on the Case. The following members continued to take part in the hearing: Wayne Johnson, Matthew Kruse and Mark Ratterman.

Respondents request for a Motion to Dismiss.

Motion was first and seconded to **Deny the Dismissal and striking the evidence.**

Samuel Dayton, Office of the Attorney General

Respondent: Paul Matthews
Attorney: No Attorney Present for Respondent

Ratterman/Stuart
7/0

The following Board Members Voted	“Aye”	“Nay”
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
Gina Stuart	✓	
Terry Watson	✓	

E. In the Matter of the License of: Jason King
2018 REAB 0012
Re: Summary Suspension

Samuel Dayton, Office of the Attorney General
Witness: Jaclyn Meza

Respondent: Not present

Attorney: No Attorney Present for Respondent

Motion was first and seconded to **Deny the Summary Suspension.**

Ratterman/Stuart
7/0

The following Board Members Voted	“Aye”	“Nay”
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
John Newlin	✓	
Gina Stuart	✓	
Terry Watson	✓	

VI. REVIEW OF PROBATION

A. Nothing for review

VII. DELIBERATIONS AND POSSIBLE ISSUANCE OF FINAL ORDERS

A. **In the Matter of the License of: Daniel J. Lee**

2018 REAB 0008

Re: Proposed Findings of Fact, Conclusion of Law and Order

Mark Ratterman recused himself from the hearing as he was the Liaison on the Case. The following members continued to take part in the hearing: Wayne Johnson, Matthew Kruse and John Newlin.

Motion was first and seconded to Approve the Settlement

Stuart/Newlin
7/0

The following Board Members Voted	“Aye”	“Nay”
Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	

John Newlin ✓
Gina Stuart ✓
Terry Watson ✓

B. In the Matter of the License of: Mark McCallum

2017 REAB 0008

Re: Deliberations

Motion was first and seconded to hold the respondent in violation and issues Fine of \$500.00 and the fine should be paid within 30 days of the Final Order.

Newlin/Watson

7/0

The following Board Members Voted “Aye” “Nay”

Dennis “Matthew” Kruse ✓
Ron Kohart ✓
Wayne Johnson ✓
John Newlin ✓
Terry Watson ✓

Mark Ratterman recused himself from the hearing as he was the Liaison on the Case. The following members continued to take part in the hearing: Wayne Johnson, Matthew Kruse and John Newlin.

Gina Stuart has abstained from the proceedings and voting as she was not present at the meetings when the hearing was heard. The Following member continued to take part in the hearing: Wayne Johnson, Matthew Kruse and John Newlin.

II. APPLICATION FOR REVIEW

A. Nothing for review

III. REINSTATEMENT APPLICATIONS

A. Nothing for review

IV. APPRAISER CE COURSE

1. Chicago Chapter of the Appraisal Institute (CE2150004)

2018 Illinois Appraisers-Update Seminar-Lisle August 20, 2018

7 Hours

2018 Illinois Appraisers-Update Seminar, Springfield June 25th 2018 7 Hours

Motion was first and seconded to Approve.

Johnson/Watson
7/0

The following Board Members Voted “Aye” “Nay”

Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
John Newlin	✓	
Gina Stuart	✓	
Terry Watson	✓	

2. The Columbia Institute (CE21100051)
Residential Cost Approach No 159

8 Hours

Motion was first and seconded to **Approve**.

Johnson/Newlin
7/0

The following Board Members Voted “Aye” “Nay”

Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
John Newlin	✓	
Gina Stuart	✓	
Terry Watson	✓	

3. The Appraisal Institute (CE10600392)

Ignorance isn’t bliss: Understanding an Investigation by a state regulatory
Agency

4 Hours

Motion was first and seconded to **Approve**.

Johnson/Kohart
7/0

The following Board Members Voted “Aye” “Nay”

Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	

Ron Kohart	✓
Wayne Johnson	✓
John Newlin	✓
Gina Stuart	✓
Terry Watson	✓

4. The Appraisal Institute (CE10600392)
 Valuation by comparison Residential analysis and logic 7 Hours

Mark Ratterman didn't vote as he wrote the book. The following members continued to take part in the hearing: Wayne Johnson, Matthew Kruse and John Newlin.

Motion was first and seconded to **Approve**.

Johnson/Stuart
 7/0

The following Board Members Voted	"Aye"	"Nay"
Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
John Newlin	✓	
Gina Stuart	✓	
Terry Watson	✓	

5. Farm Credit Mid-America (NEW)
 Challenges of Appraising Rural Properties 2 Hours

Motion was first and seconded to **Approve**.

Ratterman/Watson
 7/0

The following Board Members Voted	"Aye"	"Nay"
Mark Ratterman	✓	
Dennis "Matthew" Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
John Newlin	✓	
Gina Stuart	✓	

Terry Watson

✓

V. OLD/NEW BUSINES

A. Audit Percentage for Renewals

- To do 2% of each license type.

Motion was first and seconded to do a 2% CE audit on each license type.

Stuart/Johnson
7/0

The following Board Members Voted “Aye” “Nay”

Mark Ratterman	✓	
Dennis “Matthew” Kruse	✓	
Ron Kohart	✓	
Wayne Johnson	✓	
John Newlin	✓	
Gina Stuart	✓	
Terry Watson	✓	

B. Mortgage Task Force

1. Board Member participation at the meetings, there are only 4 meetings a year (every quarter).

- September 11th @ 1:00 p.m.
- December 11th @ 1:00 p.m.
- March 19, 2019 @ 1:00 p.m.
- June 4, 2019 @ 1:00 p.m.

Motion was first and seconded to **Approve Mark Ratterman to represent the Appraiser Board at the Mortgage Task Force Meeting as Mr. Ratterman volunteered to participate.**

C. Appraiser CE Credit Renewal Question

1. Bradley Carter - Email

Can only claim up to 50% of the CE hours for developmental and teaching.

John Newlin left the meeting before the ASC Education Change Discussion.

D. ASC Education Changes

Joe Trainer from the ASC came in to speak on the ASC Education Changes.

The Appraiser Board has decided to have Mark Ratterman do a markup for the next meeting so that the Appraiser Board can make a discussion at the next meeting regarding the ASC Real Property Changes.

VIII. ADJOURNMENT

There being no further business, and having completed its duties, the meeting of the Indiana Real Estate Appraiser Licensure and Certification Board adjourned at 1:48 p.m.

Dennis Kruse, Chairman

Next Scheduled Meeting
September 13, 2018
9:00 a.m.
W064